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CHAPTER 5 Corrections and Clarifications

This chapter is intended to provide a record of corrections and clarifications made to the Draft SEIS. Items that have been corrected are listed in this section by the chapter of the Draft SEIS in which they first appeared.

5.1 Chapter 1: Summary

An updated Chapter 1, *Summary*, is provided in this Final SEIS that replaces Chapter 1, *Summary*, in the Draft SEIS.

Changes or updates between the Draft SEIS and the Final SEIS were made to the *Transportation* analysis; the *Capital Facilities and Utilities* analysis; the *Land Use, Aesthetics, Parks & Recreation, and Open Space* analysis; and the *Population, Employment, & Housing* analysis to consider the completed Transportation System Plan, Trails Master Plan, Utility Systems Plan (Sanitary Sewer, Potable Water, and Stormwater), the Monroe School District CFP, and the Snohomish School District CFP. Information was also updated to correctly reflect adopted housing and employment allocations in the CPPs. No responses to public comments resulted in updates or revisions to the Draft SEIS analysis.

5.2 Chapter 2: Alternatives

Chapter 2, *Alternatives*, is reproduced in this Final SEIS for context and includes two updates: (1) the Future Land Use Map (FLUM) has been updated and replaced in the Final SEIS; and (2) Snohomish Countywide Planning Policies (CPP) population, housing, and

employment growth allocations for the City and UGA have been corrected to reflect adopted estimates.

5.3 Chapter 3: Land Use, Aesthetics, Parks & Recreation, and Open Space

The following corrections have been made to Chapter 3, *Land Use, Aesthetics, Parks & Recreation, and Open Space*.

- **The following text has been added at the end of Section 3.1.2, *Regulatory Setting; Regional Regulations* (Draft SEIS pp. 3-3 and 3-4):**

Snohomish County Comprehensive Plan. The Snohomish County Comprehensive Plan has a County-wide Bicycle Facility System Map that shows existing and proposed bicycle facilities connecting to and through Monroe.

- **The following text has been added at the end of Section 3.1.2, *Regulatory Setting; Local Regulations* (Draft SEIS pp. 3-5 and 3-6):**

Monroe Trails Master Plan (2024). The Trails Master Plan provides a comprehensive framework for programmatic and physical projects that require funding over the next 20 years. It serves as a roadmap for future investment in transportation facilities that support active transportation for road, trail, bike lane, and street users. It also serves as a supporting document for the City's 2022 PROS Plan.

Americans with Disabilities Act (ADA) Transition Plan (2021). This plan serves as an evaluation of the sidewalk network across the City of Monroe and works to remove barriers to and gaps in the network in order to increase user-accessibility, especially for vulnerable users, such as locations near schools and facilities serving disabled communities.

- **The following heading has been added the heading Section 3.1.5, *Parks, Recreation, and Open Space* (Draft SEIS p. 3-18):**

PARK AND OPEN SPACE

- **The following text has been deleted under Section 3.1.5, *Parks, Recreation, and Open Space* (Draft SEIS p. 3-18):**

~~Monroe's trail system includes more than 14 miles of trails. Aside from the Al Berlin Park Pedestrian Trail and some of the Park Meadows Trail, most trails are surfaced with asphalt and serve as~~

~~multi-purpose, accessible trails that support recreation and active transportation. These parks provide shoreline access and serve as connectors to other parts of the City.~~

- **The following heading, text, table, and figure have been added at the end of Section 3.1.5, *Parks, Recreation, and Open Space* (Draft SEIS pp. 3-18 through 3-21):**

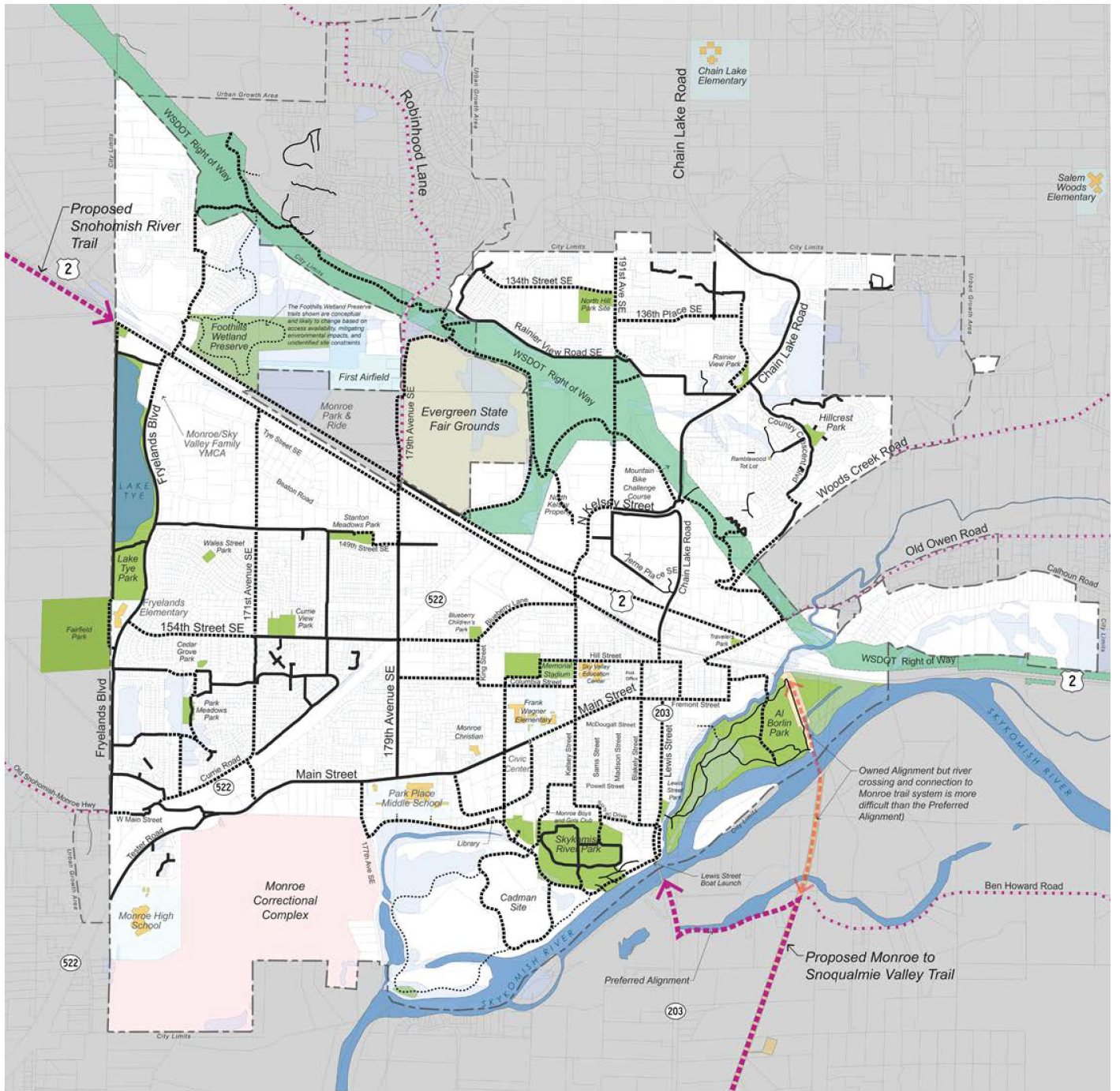
TRAIL NETWORK

The current trail network includes more than 14 miles of trails. Aside from the Al Borlin Park Pedestrian Trail and some of the Park Meadows Trail, most trails are surfaced with asphalt and serve as multi-purpose, accessible trails that support recreation and active transportation. These parks provide shoreline access and serve as connectors to other parts of the City. However certain areas of Monroe, like the Fryelands neighborhood in West Monroe and newer development in North Monroe, have paved trails that form clusters and create an isolated and somewhat disjointed network (City of Monroe 2024). One of the main goals of the 2024 Trails Master Plan is to increase connectivity and safety throughout the City, and to increase accessible facilities for residents and visitors. Based on the Trails Master Plan, the City hopes to double its trail network through 48 different projects (**Table 3-1**) (**Figure 3-9**).

TABLE 3-1 Proposed Facility Mileage [New Table]

| Facility Type | Acreage |
|------------------------------|-------------|
| Shared Roadways | 6.1 |
| Paved Trails | 13.6 |
| Protected Bike Lanes | 3.5 |
| Two-Way Protected Bike Lanes | 2.1 |
| Unpaved Trails | 3.6 |
| Total | 28.9 |

The City of Monroe does not have an adopted LOS for trails, but new trails and enhanced connections do support adopted City goals (Park Access and Connectivity).



LEGEND

Existing Non-Motorized Routes

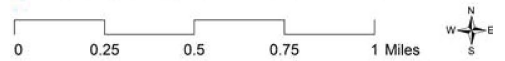
- Paved
- Unpaved

Proposed Non-Motorized Routes

- Paved
- Unpaved

Proposed Non-Motorized Facilities in Snohomish County

- Shared-Use Paths
- County Bikeways



SOURCE: City of Monroe 2024

FIGURE 3-9 20-Year Trail Network [New Figure]



- **The following text has been added under Section 3.2.2, *Impacts Common to Both Alternatives*, to the end of the eleventh (last) paragraph (Draft SEIS p. 3-25):**

Under both alternatives, the City would continue to implement the 2024 Trails Master Plan and would update the Trails Plan as needed to support the City’s PROS Plan, which is updated at least every 6 years per state law. Therefore, impacts on trails would be **less-than-significant**.

5.4 Chapter 4: Shorelines and Natural Environment

Chapter 4, *Shorelines and Natural Environment*, did not change between the Draft SEIS issuance and Final SEIS issuance and is not reproduced in this Final SEIS.

5.5 Chapter 5: Population, Employment, and Housing

The following corrections have been made to Chapter 5, *Population, Employment, & Housing*.

- **The following sentence has been updated in Section 5.1.4, *Employment Considerations* (Draft SEIS p. 5-12):**
According to the Snohomish County CPPs and Buildable Lands Report, there were 10,096 jobs estimated within the City limits of Monroe in 2020 (Snohomish County 2021).
- **The following table has been updated in Section 5.1.4, *Employment Considerations* (Draft SEIS p. 5-14):**

TABLE 5-4 Employment Capacity and Allocations, City of Monroe

| Area | Est. Emp (2020) | Projected Emp. (2044) | Increase | Percent Increase (%) | City Capacity | Surplus (+) Deficit (-) |
|--------------------|-----------------|-----------------------|--------------|----------------------|---------------|-------------------------|
| City of Monroe | 10,096 | 12,420 | 2,324 | 23.0 | 2,330 | +6 |
| Unincorporated UGA | 164 | 241 | 77 | 47.0 | 0 | -77 |
| Total | 10,260 | 12,660 | 2,400 | 23.0 | 2,330 | -70 |

SOURCE: Snohomish County 2021
Totals may not sum due to rounding.

- **The following paragraph and table have been updated in Section 5.1.5, *Current Housing Conditions; Current Inventory and Diversity* (Draft SEIS p. 5-17):**

According to the 2020 Census estimates, the current housing stock in the Monroe UGA was approximately 8,000 units. The Snohomish County housing growth allocations assume that approximately 2,423 housing units would be needed within the UGA to accommodate projected growth through 2044, which is a 30 percent increase over the next 20 years (**Table 5-6**).

TABLE 5-6 Housing Units and Allocations, 2020 and 2044

| Area | 2020 Census Inventory | 2044 Allocation | Increase | Percent Increase (%) |
|--------------------|-----------------------|-----------------|--------------|----------------------|
| City of Monroe | 6,163 | 8,379 | 2,216 | 36 |
| Unincorporated UGA | 551 | 758 | 207 | 38 |
| Total | 6,714 | 9,138 | 2,423 | 36 |

SOURCE: Snohomish County 2021 and 2023
 Totals may not sum due to rounding.

- **The following paragraph and table have been updated in Section 5.2.2, *Impacts Common to Both Alternatives; Population* (Draft SEIS pp. 5-24 and 5-25):**

The anticipated 2044 growth allocations for the City of Monroe and its UGA are 2,423 housing units and 2,400 jobs. Citywide, the allocations are 2,216 housing units and 2,324 jobs, respectively. Regardless of the alternative, there would be an increase in the housing stock and supply and employment opportunities; however, the amount of capacity and geographic distribution vary between the No Action Alternative and Proposed Action (**Table 5-13**).

TABLE 5-13 Housing and Job Net Capacity by Alternative

| | 2020 Census | 2044 Allocations | Net Capacity Needed | No Action Alternative | Proposed Action |
|---------|-------------|------------------|---------------------|-----------------------|-----------------|
| Housing | 6,163 | 8,379 | 2,216 | 975* | 2,471* |
| Jobs | 10,096 | 12,420 | 2,324 | 2,330 | 2,741 |

SOURCE: Snohomish County 2021 and 2023

* The City of Monroe is responsible for meeting housing unit allocations within the Monroe City limits. Net capacity does not include existing pending and permitted (but not yet constructed) projects, which would account for an additional approximately 1,000 units.



- **The following sentence has been updated in Section 5.2.2, *Impacts Common to Both Alternatives; Housing* (Draft SEIS p. 5-25):**

Regardless of the alternative, an assumed net growth of 2,216 housing units is projected within the City limits.

- The following table has been updated in Section 5.2.2, *Impacts Common to Both Alternatives, Housing* (Draft SEIS p. 5-27):

TABLE 5-14 Affordability and Supply of Housing by Alternative

| Income Level | Percent Area Median Income | Projected Housing Need | Zone Categories Serving These Needs | Aggregated Housing Needs | No Action Alternative | | Proposed Action | |
|----------------|----------------------------|------------------------|-------------------------------------|--------------------------|-----------------------|-----------------------------|-----------------|-----------------------------|
| | | | | | Total Capacity | Capacity Surplus or Deficit | Total Capacity | Capacity Surplus or Deficit |
| Extremely Low | 0–30% PSH | 154 | Low-Rise, Mid-Rise attached housing | 716 | 344 | (372)* | 913 | 196 |
| | 0–30% non-PSH | 319 | | | | | | |
| Very Low | >30–50% | 243 | | | | | | |
| Low | >50–80% | 0 | | | | | | |
| Moderate | >80–100% | 0 | Moderate Density, ADUs | 381 | 226 | (155)* | 425* | 44 |
| | >100–120% | 381 | | | | | | |
| Above Moderate | >120% | 1,118 | Low Density, ADUs | 1,118 | 405 | (713)* | 1,134* | 16 |
| Total | | 2,216 | | 2,216 | 975 | (1,240)* | 2,471* | 256 |

SOURCE: UrbanFootprint, MIG analysis

NOTES: PSH = permanent supportive housing; ADU = accessory dwelling unit

Totals may not sum due to rounding.

- * These numbers do not include pending and permitted projects, which roughly total 1,000 units in the moderate and above moderate income brackets. There would still be a deficit of Extremely Low, Very Low, and Low housing units under the No Action Alternative.
- * The CPP housing and employment allocations in Table 5-6 are the initial, currently adopted allocations. The Snohomish County Comprehensive Plan Update contains proposed (not yet adopted) CPP housing and employment allocations. This SEIS analyzes the alternatives within the context of existing conditions: the initial, currently adopted housing and employment allocations. However, the Proposed Action analyzed in this SEIS will meet both the initial and proposed CPP allocations. The number of housing units is higher than the initial CPP housing allocation for the City of Monroe per Snohomish characteristics.
- * ADUs were nominal in the capacity analysis; however, they have been included in the Moderate and Above Moderate categories for future consideration.

- **The following sentence has been updated in Section 5.2.3, *Impacts of the No Action Alternative*, first paragraph (Draft SEIS p. 5-28):**

This would translate to a net capacity for 975 new housing units (1,241 housing units fewer than the 2,216 Snohomish County CPP housing allocation for the City limits)¹ and 2,330 jobs.

- **The following sentence has been updated in Section 5.2.4, *Impacts of the Proposed Action*, second paragraph (Draft SEIS p. 5-32):**

The Proposed Action would have capacity for 2,471 new housing units (255 units above the citywide housing allocation) and 2,741 jobs (417 jobs above the employment allocation within the City limits), with additional housing and jobs capacity in unincorporated areas of the UGA.²

- **The following sentence has been updated in Section 5.2.4, *Impacts of the Proposed Action; Employment, Employment Allocations* (Draft SEIS p. 5-33):**

The Proposed Action would exceed the employment allocation set by the Snohomish County CPPs by a surplus of 417 jobs within the City limits, and a total of 450 jobs within the total UGA.

5.6 Chapter 6: Capital Facilities and Utilities

An updated Capital Facilities and Utilities chapter is provided in this Final SEIS that replaces the *Capital Facilities and Utilities* chapter in the Draft SEIS. The Capital Facilities and Utilities chapter is Chapter 6 in the Draft SEIS and Chapter 3 in the Final SEIS.

5.7 Chapter 7: Transportation

An updated Transportation chapter is provided in this Final SEIS that replaces the *Transportation* chapter in the Draft SEIS. The Transportation chapter is Chapter 7 in the Draft SEIS and Chapter 4 in the Final SEIS.

¹ The deficit in capacity under the No Action Alternative could be slightly less when including housing units developed in the unincorporated UGA. Additionally, these numbers do not include pending and permitted projects within the existing City limits, adding approximately 1,000 units, if constructed.

² These numbers do not include pending and permitted projects, which total roughly 1,000 units.

5.8 Chapter 8: Cumulative Impacts

Chapter 8, *Cumulative Impacts*, did not change between the Draft SEIS issuance and Final SEIS issuance and is not reproduced in this Final SEIS.

5.9 Chapter 9: Distribution List

No corrections or revisions have been made to Chapter 9, *Distribution List*, in the Draft SEIS. The Distribution List is reproduced as Chapter 7 in this Final SEIS, for context.

5.10 Chapter 10: References

Draft SEIS Chapter 10, *References*, contains references for the Draft SEIS. Final SEIS Chapter 8, *References*, contains references for the Final SEIS.